



COUNCIL AGENDA: 06-29-04  
ITEM:

# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Sara L. Hensley  
Katy Allen

**SUBJECT: SAN JOSE MUNICIPAL  
GOLF COURSE CART  
BARN AGREEMENT**

**DATE:** 06-22-04

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Approved

Date

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**COUNCIL DISTRICT:** 4  
**SNI AREA:** N/A

## **REASON FOR SUPPLEMENTAL**

This supplemental memo is being provided to present additional information concerning the project delivery strategies for this project.

## **RECOMMENDATION**

Approval of an agreement with Mike Rawitser Golf Shop (Mike Rawitser) to manage the design, bidding and construction of a new enclosed space for electric carts at the existing maintenance facility at San José Municipal Golf Course, in an amount not to exceed \$400,000 from the date of execution to January 31, 2006.

## **BACKGROUND**

In 1988 when the City of San José entered into agreement with Mike Rawitser to maintain, operate and manage the San José Municipal Golf Course, the operator was also obligated to provide a complete cart path system and a new irrigation system to service the course. These improvements were completed in 1990. Since that time, the operator has constructed a double deck driving range in 1994, and constructed a driving range ancillary building in 1997. The recycled water system was installed at the course in 1998.

## **ANALYSIS**

With the exception of the recycled water system, Mike Rawitser and Bob McGrath, General Manager of the course, have been the project managers for each of the capital improvements installed at San Jose Municipal Golf Course. They were responsible for coordinating design

review with Department of Public Works staff, obtaining the required environmental review from the Department of Planning, Building and Code Enforcement, and all required approvals prior to the start of construction. In addition, Public Works staff monitored construction progress and accepted the project on behalf of the City when it was completed.

The cart barn project is an improvement desired by the operator and the City as gas powered carts no longer meet State environmental regulations and new carts cannot be purchased in San Jose. The existing fleet is approaching four (4) years old, which is one year older than is desirable. The existing storage facility is inadequate in size and design requirements to house a fleet of electric powered carts and does not contain the appropriate electrical system to power the necessary charging stations for each cart.

This agreement will allow the operator to manage the design, bidding and construction of an additional area of approximately 4,230 square feet in size to accommodate a minimum of 60 electric carts. This facility will be managed and operated by the course operator. Department of Public Works staff will be responsible for plan review and approval, and construction inspection and acceptance. Once a design for the cart storage facility is completed, it will undergo environmental review.

Staff believes that it is appropriate for the delivery of this project to be the operator's responsibility because of their intimate knowledge of the site and its conditions and their understanding of the scope of work to meet desired outcomes. In addition, they have a demonstrated track record in managing large improvement projects in coordination with the necessary City offices for completion.

### **PUBLIC OUTREACH**

N/A

### **COORDINATION**

Preparation of this supplemental memo has been coordinated with the City Attorney's Office.

### **CEQA**

Not a project; additional environmental review will be needed prior to award of contracts.

SARA L. HENSLEY  
Director of Parks, Recreation and  
Neighborhood Services

KATY ALLEN  
Director of Public Works